WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **March, 2014** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 19, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9115 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Heidemann	First Citizens National Bank	082-14-0A-018.00-CO
(NAME) 1070 1st Ave N	(NAME) 9045 Carothers Parkway	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael L. Hoyal Sr. and wife, Suzanne D. Hoyal**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Heidemann, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1070 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-013160, as amended in Instrument No. 20051228-015671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-013160, as amended in Instrument No 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Michael L. Hoyal, Sr. and wife, Suzanne D. Hoyal by Warranty Deed dated November 9, 2006 from Riverfront Condominiums Partnership, a Tennessee general partnership and filed of record in Instrument No. 20061113-0139813, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140022590 DEEDWARR
Recvd: 04/03/14 14:18 2 pgs
Fees:13.00 Taxes:462.50
20140403-0027855

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1070 1st Ave N, Nashville, TN 37201

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **28th** day of **March, 2014**

Michael L. Hoyal Sr.

Suzanne D. Hoyal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Michael L. Hoyal Sr. and Suzanne D. Hoyal,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **March, 2014**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122